

142.0

0005

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

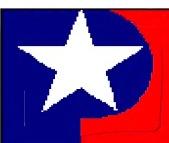
843,500 / 843,500

USE VALUE:

843,500 / 843,500

ASSESSED:

843,500 / 843,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
11		IROQUOIS RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: REESE AMY K &	
Owner 2: POWERS LEE F	
Owner 3:	
Street 1: 11 IROQUOIS RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1: COSTA MICHAEL J & DAWN -	
Owner 2: -	
Street 1: 11 IROQUOIS RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Aluminum Exterior and 1609 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	5500.000	375,500		468,000	843,500	
Total Card	0.126	375,500		468,000	843,500	Entered Lot Size
Total Parcel	0.126	375,500		468,000	843,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	524.24	/Parcel: 524.24	Land Unit Type:

11017!

PRINT

Date

Time

12/30/21

11:45:11

LAST REV

Date

Time

07/15/20

09:09:35

danam

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 15 - Old Style				Full Bath: 1	Rating: Good																			
Sty Ht: 2 - 2 Story				A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																			
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																			
Prime Wall: 3 - Aluminum				A HBth:	Rating:																			
Sec Wall:		%		OthrFix:	Rating:																			
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1														
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O															
View / Desir:				Fpl: 1	Rating: Good			Other																
GENERAL INFORMATION				WSFlue:	Rating:			Upper																
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2																
Year Blt: 1923	Eff Yr Blt:			Location:				Lvl 1																
Alt LUC:	Alt %:			Total Units:				Lower																
Jurisdct: G15	Fact: .			Floor:				Totals	RMs: 6	BRs: 3	Baths: 1	HB 1												
Const Mod:				% Own:				REMODELING				RES BREAKDOWN												
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL												
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	6	3													
Avg Ht/FL: STD				Functional:		%		Additions:																
Prim Int Wal 6 - Average				Economic:		%		Kitchen:																
Sec Int Wall:		%		Special:		%		Baths:																
Partition: T - Typical				Override:		%		Plumbing:																
Prim Floors: 3 - Hardwood				Total:	18.6 %			Electric:																
Sec Floors:		%		CALC SUMMARY				Heating:																
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 135.00				General:																
Subfloor:				Size Adj.: 1.30257916				COMPARABLE SALES				SUB AREA												
Bsmnt Gar:				Const Adj.: 0.99980003				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL						
Electric: 2 - Good				Adj \$ / SQ: 175.813									BMT	Basement	832	52.740	43,883	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Insulation: 2 - Typical				Other Features: 87250									SFL	Second Floor	832	175.810	146,276							
Int vs Ext: S				Grade Factor: 1.10									FFL	First Floor	777	175.810	136,607							
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000									EFP	Enclos Porch	95	55.870	5,308							
Heat Type: 3 - Forced H/W				NBHD Mod:									Net Sketched Area: 2,536 Total: 332,074											
# Heat Sys: 1				LUC Factor: 1.00									Size Ad	1609	Gross Area	2536	FinArea	1609						
% Heated: 100	% AC:			Adj Total: 461256																				
Solar HW: NO	Central Vac: NO			Depreciation: 85794																				
% Com Wal	% Sprinkled			Depreciated Total: 375463																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:												
SPEC FEATURES/YARD ITEMS												PARCEL ID 142.0-0005-0002.0												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
2	Frame Shed	D	Y		16X10	A	AV	1990		0.00	T	23.2	101											
More: N				Total Yard Items:				Total Special Features:				Total:				IMAGE AssessPro Patriot Properties, Inc								